

GERMAN VILLAGE COMMISSION AGENDA

November 11, 2014

4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you have any questions, please call the city's Historic Preservation Office at 645-8620 or 645-7920. A Sign Language Interpreter to "Sign" this hearing will be made available for anyone with a need for this service. Sign language interpreters must be schedule by calling 645-8620 or TDD 645-3293 at least forty-eight (48) hours prior to the scheduled hearing.

- I. CALL TO ORDER**
- II. NEXT MONTHLY BUSINESS MEETING – 12:00 PM (NOON), Tuesday, November 25, 2014
50 WEST GAY STREET (BEACON BUILDING)**
- III. NEXT COMMISSION HEARING – TUESDAY, December 2, 2014.**
- IV. APPROVAL OF SPECIAL MEETING AND REGULAR MEETING MINUTES, Tuesday, October 7, 2014.**
- V. SWEAR IN STAFF**
- VI. STAFF APPROVALS**
- VII. PUBLIC FORUM**
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

HOLDOVERS

- 1. 14-9-25**
585 City Park Avenue
Joseph Lamb (Applicant/Owner)
WITHDRAWN BY THE APPLICANT.
- 2. 14-10-37**
778 South Sixth Street
Nate Paykel (Applicant/Owner)
An application has been submitted with photographs.
Replace Windows
 - Replace four (4) deteriorated windows on the house with new 1-over-1 wood windows of appropriate dimension and profile and sized exactly to fit the original openings.
 - Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
 - Prepare, prime, and paint all casings and sills in accordance with industry standards.

NEW APPLICATIONS

3. 14-11-10a (CONCEPTUAL REVIEW)

231 East Sycamore Street

Joe Longenbaker, Sullivan Builders (Applicant)

Angela Petro (Owner)

An application has been submitted with

Install Vents

- Install two (3) bathroom exhaust vent pipes through the existing metal roof, per submitted plans and specifications.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:15PM

4. 14-11-10b

231 East Sycamore Street

Angela & John Petro (Applicant/Owner)

An application has been submitted with photographs and window specifications.

Replace Windows

- Replace six (6) non-original, non-contributing windows on the cottage portion of the house with new 2-over-2, all wood Jeld-wen Siteline EX windows, per submitted specifications.

5. 14-11-11

821 South Fifth Street

John Harmon & John Oney, Architectural Alliance (Applicant)/Jessica Noland Byers (Owner)

An application has been submitted with plans and photographs.

Add Dormer

- Construct new shed dormer on south elevation of rear, one and a half story portion of the house.
- Dormer is to have an asphalt shingle roof, to match the existing on the house, four inch (4") wood lap siding and wood trim, and a fixed, single pane wood window.

Replace Window

- Remove one double hung window on the west (rear) elevation.
- Replace with a smaller, 1-over-1, wood window with a wood panel below, per submitted drawings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30PM

6. 14-11-12

307 East Beck Street

Jim Peirpoint, Ohio Basement Authority (Applicant) Brett Lantz (Owner)

An application has been submitted with photographs and drawing. The work has been completed.

Install Exterior Drain Pipes

- Install three (3) new drain pipes through the masonry wall at the northwest corner of the building.
- Remove section of concrete sidewalk to replace damaged drain line under the concrete sidewalk, using existing curb cut for discharge. Replace concrete with new, in kind, like for like.

7. 14-11-13

292 East Sycamore Street

Heidi Bolyard, Simplified Living Architecture (Applicant) Jill Shin & Zarko Piljak (Owner)

An application has been submitted with elevation drawings.

Addition

- Amend previously issued COA # for a rear addition to raise the height of the addition roof to align eave with existing structure, per submitted drawings.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:45PM

8. 14-11-14

144 East Whittier Street

Anthony B. Keefer (Applicant)

Joyce Politi (Owner)

An application has been submitted with photographs.

Replace Windows

- Remove non-original, non-contributing, deteriorated, divided lite, wood bay window on the east elevation, rear addition. Replace with new, all wood, Jeld-wen Sitrine EX angled bay unit, per submitted specifications.
- Remove two (2) deteriorated, leaded glass casement windows on the house. Replace with Jeld-wen Sitrine EX double hung windows to fit in the existing rough openings exactly.

9. 14-11-15

750 South Lazelle Street

The Electric Connection (Applicant)

Tom Dailey (Owner)

An application has been submitted with photographs, site plan and specifications.

Install Generator

- Install new, 22kw, natural gas, whole house generator in the rear yard, per submitted site plan.
- Generator will be screened by existing wood privacy fencing.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00PM

VARIANCE RECOMMENDATION

10. 14-11-16a

708 South Fifth Street

William Hugus Architects (Applicant)

Douglas Preisse (Owner)

An application has been submitted with plans and photographs.

Variance Request

- C.C. 3332.38 – to allow habitable space above detached garage.
- C.C. 3332.28(A) – to allow an a/c unit in the side yard setback.

CONCEPTUAL REVIEW

11. 14-11-16b

708 South Fifth Street

William Hugus Architects (Applicant)

Douglas Preisse (Owner)

An application has been submitted with photographs and site plan.

Conceptual Review

- Construct new one car garage with habitable space above.

12. 14-11-17

700 South Fifth Street

William Hugus Architects (Applicant)

Jay & Susan Kasey (Owner)

An application has been submitted with photographs and plans.

Conceptual Review

- Construct one-story addition on side of two story house.
- Alter existing garage and construct new two car addition.
- Variances will be required.

13. 14-11-8b

607 Lathrop Street

William Hugus Architects (Applicant)

John & Shannon Queen (Owner)

An application has been submitted with photographs and site plan.

Conceptual Review

- Remove two rear lean to additions.
- Construct new addition to original, one and a half story house.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30PM

14. 14-11-18

227 East Sycamore Street

Juliet Bullock Architects (Applicant)

Jennifer & Scott Williams (Owner)

An application has been submitted with photographs and plans.

Conceptual Review

- Attach two existing one and a half story cottages with a one-story addition.
- Construct new three car garage.
- Replace windows on both existing cottages.

15. 14-11-22b

157-159 Thurman Avenue

Aaron Haas (Applicant)

Trust of Kenneth G. Haas (Owner)

An application has been submitted with photographs and plans.

Conceptual Review

- Remove slate roof and replace with asphalt shingle roof.
- Replace gravel parking lot with brick paver parking area and move fence sixteen feet (16') south to edge of brick parking area.
- Demolish dilapidated shed.
- Construct new carriage house and swimming pool.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:00PM

STAFF RECOMMENDATIONS

16. 14-11-9b

661 South Grant Avenue

Smaller World Construction (Applicant)

Peter Culicover (Owner)

An application has been submitted with photographs.

Replace Slate Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] GAF

Slateline (dimensional)

[] English Gray Slate

[] Weathered Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

17. 14-11-19

595 South Third Street

Sara Purcell, Reagan Purcell Architects (Applicant) Mohawk Properties (Owner)

An application has been submitted with photographs, window specifications and elevations.

Replace Windows

- Remove thirteen (13) non-original, non-contributing window sashes on the second story, north, south and east elevations. Replace with new, 1-over-1, all wood, Marvin Insert sash replacements to fit the existing openings.
- Remove brick infill from four (4) original window openings on the south elevation. Replace with new 1-over-1, all wood windows to fit in the original openings exactly.

18. 14-11-20

204 Reinhard Avenue

Alan Hochman (Applicant/Owner)

An application has been submitted with a landscape plan and photographs.

Landscaping

- Replace dead arborvitae on west property line and reposition boxwoods in front of front porch.
- Add new red Japanese maple tree, other trees and plantings in front and side yards, per submitted landscape plan.

19. 14-11-21

799 South Third Street

William Hugus Architects (Applicant)

John Knitter (Owner)

An application has been submitted with a structural engineer’s report, Unsafe Building Order issued by the City, and current photographs. Historic Preservation Office staff conducted a site visit on October 3, 2014 to assess the conditions of the structure.

Demolition

- Demolish existing historic structure due to severe deterioration, unsafe prior alterations and unstable conditions, per submitted structural engineer’s report and the City Building Official’s Unsafe Building Order issued on October 22, 2014. The conditions and extent of deterioration has been verified by Historic Preservation Office staff during a site visit on October 3, 2014.
- Following demolition, the site is to be secured in accordance with applicable City Building Codes.
- Install temporary fencing around the property, per submitted plans.
- The applicant is to submit full documentation of the structure, including interior and exterior photographs as well as complete interior and exterior measurements for inclusion in the permanent property file in the Historic Preservation Office prior to beginning the work.

STAFF APPROVALS

(The following applicants do not need to attend the hearing)

• **14-11-1**

848 South Third Street

Kurt Lavetti (Applicant/Owner)

Approve Application #14-11-1, 848 South Third Street, as submitted with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications.
- Siding color to be Benjamin Moore "Louisburg Green" (HC-113), Trim color to be custom color as submitted to HPO.

- **14-11-2**

915 City Park Avenue

Michelle H. Wong (Applicant/Owner)

Approve Application #14-11-2, 915 City Park Avenue, as submitted with all clarification noted:

Exterior Painting

- All previously painted brick and masonry (i.e. single story portion, including porch only) is to be prepared for repainting using the appropriate hand tools.
- Power wash all brick and masonry if necessary (pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip).
- Repaint all brick and masonry on the single story portion, including porch only.
- Paint color to closely match original underlying color, as revealed by photographs and areas in which it is exposed, as closely as possible.
- Paint color to be Valspar "Redstone Mountain Brown" – Any changes to paint color to be approved by the Historic Preservation Office staff prior to undertaking the complete brick painting specification.

- **14-11-3**

612 South Grant Avenue

Sally Farmer (Applicant/Owner)

Approve Application #14-11-3, 612 South Grant Avenue, as submitted with all clarification noted:

Fence Replacement

- Remove the existing, deteriorated privacy fence and dispose of all debris according to Columbus City Code.
- Install new wood privacy fence of same dimensions, style, and color as original fence.

- **14-11-4**

861 South Third Street

Doug Purdy (Applicant/Owner)

Approve Application #14-11-4, 861 South Third Street, as submitted with all clarification noted:

Fence Replacement

- Remove the existing, deteriorated concrete apron and driveway and sidewalk and dispose of all debris in accordance with Columbus City Code.
- Install a new, concrete apron and driveway and sidewalk of the exact same size and dimension as the existing in accordance with all applicable Columbus City Building Codes and industry standards; like-for-like.

- **14-11-5**

834-840 South Third Street

Kay Homoelle (Applicant/Owner)

Approve Application #14-11-5, 834-840 South Third Street, as submitted with all clarification noted:

Sidewalk Replacement

- Remove the existing, deteriorated concrete sidewalk and landing and dispose of debris in accordance with Columbus City Code.
- Replace concrete sidewalk and landing, like-for-like, with same dimensions as original.

• **14-11-6**

40 Stewart Avenue

Hardlines Design Company (Applicant)

Columbus City Schools (Owner)

Approve Application #14-11-6, 40 Stewart Avenue, as submitted, with all clarifications noted:

Install New Downspouts

- Install new, round, metal down spouts of the appropriate dimension on the north side of the building, per submitted plans and specifications. Finish color to match the color of the brick walls as closely as possible.
- Make any/all necessary upgrades and repairs to the existing drainage system to assure proper drainage away from the foundations of this and neighboring properties, in accordance with all applicable City Building Codes and industry standards.

Repair Masonry

- Amend previously issued COA #13-2-11 for conversion of the west façade windows to an entrance using the existing window openings and reusing the existing brick, to approve the following alterations:
- Replace any/all deteriorated, damaged and missing brick on the piers between the openings and on the walls immediately adjacent on both sides with new brick that matches the original material in size, shape, color, and texture. New brick is to be toothed into the existing wall; all dimensions and details to match original openings.
- New mortar is to match existing in color and texture as closely as possible, and must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings", available at <http://www.nps.gov/history/hps/tps/briefs/brief02.htm>).

Power Wash Spec

- Clean unpainted masonry on all chimneys in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip. Should chemical cleaning be proposed by the owner or contractor or be determined to be necessary by Historic Preservation Office staff for paint removal of Previously Painted Masonry: the following procedure is required: Using the most diluted solution possible, perform a patch test by chemically cleaning a two foot by two foot (2' x2') section in the least visible location possible. Following the application of the approved cleaning solution, the entire area which has been treated is to be rinsed with water in accordance with the manufacturer's recommendations. If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>.)

Tuck Point Chimneys0

- Check all mortar joints for soundness on the east wing chimney and west wing, north and south chimneys.
- Remove all defective brick on the west wing, north chimney and replace th brick that matches the original material in size, shape, color, and texture.
- Use hand tools to remove all mortar to a depth of 3/4".
- Moisten surface with water and solid point with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings" available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

• **14-11-7**

708 South Lazelle Street

Janice Blair (Applicant)

Sherry Mullett (Owner)

Approve Application #14-11-7, 708 South Lazelle Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be the following from the approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[] GAF	Royal Sovereign (standard 3-tab)	[] Nickel Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

Repair/Replace Wood Siding

- Repair/replace all wood lap siding and trim as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications; finish colors are to match existing, or if new colors are selected, color chips are to be submitted to Historic Preservation Office staff for review and final approval in consultation with the German Village Commission.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **14-11-8a**

607 Lathrop Street

William Hugus Architects (Applicant)

John & Shannon Queen (Owner)

Approve Application #14-11-8a, 607 Lathrop Street, as submitted, with all clarifications noted:

Remove Non-Contributing Aluminum Siding

- Remove the existing, non-original, non-contributing aluminum siding from the house to expose the original wood siding.
- Dispose of all debris in accordance with Columbus City Code.
- Repair/replace any/all original, existing wood siding with any/all new wood siding to match the original wood siding profile and dimension exactly; like-for-like.
- Any/all repaired/replaced exterior trim elements (i. e. window & door trim, corner boards, eave soffit & fascia, crown moldings, etc.) to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the aluminum siding and any/all non-original trim repair patches.
- Prepare all exterior wooden surfaces on all elevations of the building using the appropriate hand tools.

- Solid prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish color schedule to be submitted to Historic Preservation Office staff for final review and approval in consultation with the German Village Commission.

- **14-11-9a**

661 South Grant Avenue

Smaller World Construction (Applicant)

Peter Culicover (Owner)

Approve Application #14-11-9a, 661 South Grant Avenue, as submitted, with all clarifications noted:

Repair Box Gutters

- Examine all box gutters on the house and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT